

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 11, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gibson,  
Harcourt, Kennedy, Marzari,  
Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Ian Rennie, Associate Professor of Church History at Regent College, Vancouver.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Queen Alexandra Elementary School under the direction of their teacher, Mr. Dean Lamont, and Grade 4 students from Quilchena Elementary School.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Puil,  
THAT the Minutes of the following meetings be adopted:

Special Council (Court of Revision) - March 30, 1978

Regular Council (with the exception of the 'In Camera'  
portion)

- April 4, 1978.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Ford,  
SECONDED by Ald. Brown,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

**REPORT REFERENCE**

**Proposal re North Side  
of False Creek**

Mr. R. Iredale of Rhone & Iredale Architects, gave a report reference to Council on a preliminary study his company had done of various opportunities to mark the centennial celebrations of the City of Vancouver in 1986. In this regard, a report dated March, 1978, had been circulated to Council showing a scheme for the north side of False Creek outlining a series of pavilions, a new stadium and museum of science and technology. With the aid of drawings and maps, Mr. Iredale provided an outline of the transportation system required to link the stadium and pavilions to Downtown and other areas of the City.

The Director of Planning commented briefly on the scheme and indicated he was receptive to further discussions on the proposal should Council so direct.

Following further discussion and questions put to Mr. Iredale and the Director of Planning, it was

**MOVED** by Ald. Rankin,

THAT the report submitted by Mr. Iredale be received and the Director of Planning meet with Mr. Iredale and report back to Council for consideration the terms under which Mr. Iredale would be examining the proposal further.

**- CARRIED**

(Alderman Marzari opposed)

## **COMMUNICATIONS OR PETITIONS**

1. Painted Wall Sign - 3421 Euclid Avenue - Johnston Terminals Ltd.

In a letter dated March 30, 1978, Johnston Terminals Ltd., wished to appeal a decision of the Department of Permits and Licenses to not approve an application for a painted wall sign. The Company requested to address Council on the matter.

**MOVED** by Ald. Rankin,

THAT the delegation request be granted.

**- CARRIED UNANIMOUSLY**

## **Food Preparation Vehicle:**

- ## **2. Delegation Request**

In a letter dated April 6, 1978, Mr. R. Weiser and Mr. M. Donner requested to appear as a delegation before Council to appeal Council's decision of April 4, 1978, when it did not approve a recommendation of the Community Services Committee concerning a food preparation vehicle.

**MOVED** by Ald. Rankin,

THAT the delegation request be granted.

**- CARRIED UNANIMOUSLY**

**COMMUNICATIONS OR PETITIONS (cont'd)**

3. Statue of Captain Cook -  
Ne Chi Zu Guild

Council noted a letter dated April 7, 1978, from Alderman Kennedy on a proposal received from two members of the Ne Chi Zu Guild to carve a statue of Captain Cook. Alderman Kennedy advised that the Guild had received a negative response when it had offered the proposal to the Provincial Government.

**MOVED by Ald. Kennedy,**

THAT the foregoing letter be received and the Guild members involved be requested to submit all details with costs to the next meeting of Council.

**- CARRIED**

(Alderman Marzari opposed)

4. Development Permit for 1556,  
1568 & 1574 West 12th Avenue

Landmark Projects Corporation Ltd., in a letter dated April 6, 1978, requested to appear before Council as a delegation concerning the withholding of a development permit at 1556, 1568 and 1574 West 12th Avenue, which is being recommended by the Community Services Committee in its report scheduled to come before Council on April 18th.

**MOVED** by Ald. Harcourt,

THAT the delegation request be granted.

**- CARRIED UNANIMOUSLY**

5. Council Representative on B.C.  
Executive Council of St. John  
Ambulance Association

Under date of April 4, 1978, the St. John Ambulance Association submitted a letter requesting that a Council member be appointed to the B.C. Executive Council of the St. John Ambulance Association.

MOVED by Ald. Brown,

THAT the Council decline to have an official representative appointed to the St. John Ambulance Association, although Council recognizes the excellent work done by the organization. However, the Association is free to request any member of Council to serve on an individual basis if it so wishes.

**- CARRIED UNANIMOUSLY**

- ## 6. Conditions in the Downtown Eastside

Under date of April 10, 1978, Alderman Harcourt, as Chairman of the Planning and Development Committee, submitted a letter concerning conditions in the Downtown Eastside requesting that Council instruct his Committee and the Community Services Committee to jointly prepare recommendations on a number of items listed in the letter. It was recommended therefore that the Planning and Development & Community Services Committees jointly prepare recommendations for specific improvements to the Downtown Eastside.

**MOVED** by Ald. Harcourt,

THAT the foregoing recommendation be approved.

**- CARRIED**

(Aldermen Kennedy, Marzari, Puil and Rankin opposed)

## **CITY MANAGER'S REPORTS**

**A. MANAGER'S GENERAL REPORT  
APRIL 7, 1978**

Works & Utility Matters  
(April 7, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Acoustic/Safety Fence, False Creek, Area 6
  - Cl. 2: Special Relief - Local Improvements
  - Cl. 3: Rate Increase to Canadian Wirevision Limited
  - Cl. 4: Flat Rates for Property Owners' Share of Completed Local Improvement Projects

### Clause 1

**MOVED** by Ald. Harcourt,

THAT the recommendation of the City Manager contained in this Clause be approved.

**- CARRIED UNANIMOUSLY**

## Clause 2

Prior to considering this clause, it was noted that Ms. S.M. Murphy, Solicitor on behalf of Mr. P.R.U. Stratton, the owner of the corner property at 1995 Comox Street, requested to appear before Council as a delegation.

**MOVED by Ald. Harcourt,**

THAT the foregoing delegation request be granted and therefore, this matter be deferred.

**- CARRIED UNANIMOUSLY**

### Clause 3

In considering this clause, the Council discussed the cancellation of the bulk cablevision rate previously given to senior citizens.

MOVED by Ald. Ford,

THAT this Clause be deferred for one week and the Director of Legal Services report on the City's position in respect of possible negotiations to restore the bulk cablevision rate to senior citizens.

- LOST

(Aldermen Bellamy, Brown, Gibson, Kennedy, Marzari,  
Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved.

**- CARRIED**

(Aldermen Ford, Harcourt and Rankin opposed)

#### Clause 4

MOVED by Ald. Brown,

THAT the recommendation of the City Manager contained in this Clause be approved.

**- CARRIED UNANIMOUSLY**

CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters  
(April 7, 1978)

The Council considered this report which contains two clauses identified as follows:

- C1. 1: Rezoning Application - 6364 Victoria Drive  
C1. 2: D.P.A. - 3183-85 Point Grey Road

Clause 1

Prior to considering this clause, Council was advised that the applicant wishes the matter deferred to enable him to address Council at a later date.

MOVED by Ald. Harcourt,

THAT the delegation request be granted and therefore,  
this matter be deferred.

**- CARRIED UNANIMOUSLY**

Clause 2

In considering this clause, a letter dated April 7, 1978, from John Keith-King Architects was noted in which it was stated that the floor area in the development permit application is no greater than the existing floor area.

The Manager advised that the existing floor area is 3,042 square feet, whereas the proposal contained in the application is 3,352 square feet which is in excess of the existing By-law requirements and the proposed amendment to the By-law which will be before Council on Saturday, April 15, 1978.

MOVED by Ald. Bellamy,

THAT the recommendation of the City Manager contained in this Clause be approved.

**- CARRIED**

(Aldermen Brown and Kennedy opposed)

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The Council recessed at approximately 3:40 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 4:45 p.m.

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## Towing By-law Regulations

Council on April 4, 1978, when considering a Manager's report dated March 31, 1978, on towing by-law regulations, approved recommendations 'A' and 'B' contained in the report and deferred recommendation 'C' pending the hearing of a delegation from Cantow Development Ltd.

Mr. L. Gunn, President of Cantow Development Ltd., addressed Council and read from a brief which was circulated. The position of Cantow is that the proposed amendment to the Vehicles for Hire By-law refers to vehicles that may be removed from commercial lots but does not make allowances for the various sizes and types of vehicles that may actually have to be removed under the By-law.

Mr. Gunn also commented on the reduction in the maximum rate to be charged and suggested that rather than a flat rate, Council adopt the rate schedule set out in his brief to Council this day.

cont'd....

Regular Council, April 11, 1978 . . . . . 6

DELEGATIONS (cont'd)

Towing By-law Regulations  
(cont'd)

MOVED by Ald. Bellamy,  
THAT recommendation C of the City Manager contained in his report dated March 31, 1978, be approved.

- CARRIED UNANIMOUSLY

Building Permit for 825 Bute Street - Tree on Boulevard

Council on April 4, 1978, deferred consideration of a Manager's report dated March 31, 1978, on a building permit for 825 Bute Street - tree on boulevard, to permit representations from Mr. T. Fogle and Romses, Kwan and Associates, Architects for the developer.

The City Clerk advised that a telephone message had been received from Mr. Fogle advising that he had been delayed in Edmonton and could not be present this day. However, he indicated that Council should not defer consideration of this matter on his account.

Mr. V. Kwan, Romses, Kwan and Associates, addressed Council and read from his brief previously circulated. He gave the following reasons why his firm feel that the tree should be removed:

- "(1) The existing tree is about 3 - 4' from the building grade which is established by the Engineering Department.
- (2) The location of the tree is just adjacent to the property line.
  - It would create a lot of hardship as well as being a nuisance to the owner if the tree stayed, besides we don't think that the tree would even survive.
  - In consideration of the tree's being removed, the owner is prepared to plant three trees in consultation with the Parks Board along Bute Street as recommended by the City Engineer."

MOVED by Ald. Rankin,  
THAT Council permit the developer to remove the tree in question and plant three trees in consultation with the Park Board.

- CARRIED

(Aldermen Brown, Ford, Gibson and Kennedy opposed)

CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters  
(April 7, 1978)

Nude Encounter Sessions  
(Clause 1)

In considering this clause, Council noted that a By-law prohibiting nude encounter sessions will be before it later this day. In the meantime, the Director of Permits and Licenses is withholding action on two license applications which have been received for nude encounter sessions pending the passing of the prohibiting By-law.

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CITY MANAGER'S REPORTS (cont'd)

Licenses & Claims Matters  
(April 7, 1978) (cont'd)

Nude Encounter Sessions  
(cont'd)

MOVED by Ald. Rankin,

THAT Council approve the course of action outlined in the City Manager's report dated April 7, 1978.

**- CARRIED UNANIMOUSLY**

Property Matters  
(April 7, 1978)

The Council considered this report which contains two clauses identified as follows:

- C1. 1: Demolition of Building to Allow Resubdivision  
4532 N.W. Marine Drive  
C1. 2: Sale of Industrial Lot - S/S 800 Block East  
Hastings Street

### Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

B. Kiwassa Rezoning

Council, when considering a Manager's report dated April 6, 1978, also had before it a memorandum dated April 11, 1978, from the Director of Legal Services which suggested to Council means by which its resolution of March 21, 1978, may be implemented. In his memorandum, the Director of Legal Services recommended that

- (1) The Kiwassa Rezoning By-law as submitted this day be approved.
  - (2) A Special Public Hearing be held at 2:00 p.m. on a regular Council day for the purpose of rezoning Lots 6 and 7, Block 95, D.L. 181, Plan 196 (1026 and 1030 East Georgia Street) and that the applicant's submission and Council's resolution of March 21st, be referred to such a meeting.

MOVED by Ald. Rankin,

THAT the foregoing recommendations of the Director of Legal Services as contained in his memorandum dated April 11, 1978, be approved.

**- CARRIED**

(Alderman Kennedy opposed)

### C. Point Grey Rezoning

MOVED by Ald. Rankin,

THAT this report of the City Manager dated April 7, 1978,  
be received for information.

**- CARRIED UNANIMOUSLY**

Regular Council, April 11, 1978 . . . . . 8

CITY MANAGER'S REPORTS (cont'd)

- D. East False Creek Garden/Park (Federally-Funded Urban Demonstration Project) and Proposed Chinese Cultural Centre Development

MOVED by Ald. Kennedy,  
THAT the recommendation of the City Manager contained in his report dated April 7, 1978, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

- I. Report of Standing Committee on Finance & Administration, March 30, 1978

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Greater Vancouver Convention & Visitors' Bureau - 1978 Grant Request  
Cl. 2: Grandview Youth Project

Clause 1

MOVED by Ald. Brown,  
THAT the recommendation of the Committee contained in this Clause be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Marzari, Puil and Rankin opposed)

MOVED by Ald. Marzari,  
THAT City Council approve an increase in the City's 1978 grant to the Greater Vancouver Convention and Visitors' Bureau of 5% over the 1977 grant of \$137,000, being \$6,850.

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

Clause 2

MOVED by Ald. Brown,  
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

- II. Report of Standing Committee on Finance & Administration, April 6, 1978

1978 Operating Budget Estimates (Clause 1)

During consideration of this clause, Council noted a Manager's report dated April 10, 1978, on the 1978 Revenue Budget in which the Director of Finance reported on three major items dealt with by the Standing Committee on Finance & Administration at its meeting on April 6, 1978, when it considered the 1978 Operating Budget Estimates.

In his report, the City Manager recommended approval of the recommendation of the Director of Finance that \$2 million be added to the 1978 Real Property General Purposes Tax Levy, resulting in a \$900,000 tax increase (1.1%) over the 1977 level, for the specific purpose of providing funds for establishing a new reserve or fund for the purpose of assisting the City's borrowing program.

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee  
on Finance & Administration,  
April 6, 1978 (cont'd)

**1978 Operating Budget  
Estimates (cont'd)**

MOVED by Ald. Brown,

THAT the recommendations of the Committee contained in this report, with the exception of recommendations (a), (b) and (c) on page 7 of the report, be approved.

**- CARRIED UNANIMOUSLY**

MOVED by Ald. Brown,

THAT the following recommendation of the Committee contained in this report dated April 6, 1978, be approved:

"THAT the adjustments made by the City Manager and Director of Finance during budget reviews be approved, including:

(a) \$500,000 for the U.S. Exchange Reserve."

**- CARRIED UNANIMOUSLY**

Alderman Brown, as Chairman of the Standing Committee on Finance & Administration, moved the following recommendation of the Committee:

MOVED by Ald. Brown,  
THAT

133

(2) The Departmental Budget for 1978 will be approximately \$1,000,000 plus \$160,000 carried forward from 1977.

(CERTIFIED)

Alderman BROWN however, in speaking to the above recommendation of the Committee, advised that she wished during the proceedings to move a further motion on her own behalf to the effect that an additional \$1 million be added to the Supplementary Capital Budget bringing the total amount of the 1978 Supplementary Capital Budget to \$9,253,000 plus \$160,000 carried forward from 1977.

MOVED by Ald. Brown,  
THAT the fellow

THAT the following recommendation of the Committee be approved:

"(c) \$2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance."

(Deferred)

MOVED by Ald. Rankin,  
THAT further con-

THAT further consideration of the above motions by Alderman Brown be deferred to the next regular meeting of Council;

FURTHER THAT, if necessary, the next regular meeting of Council commence at 1:30 p.m. CARRIED UNANIMOUSLY.

**- CARRIED UNANIMOUSLY**

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The Council recessed at 6:20 p.m., to reconvene at 7:30 p.m.

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Regular Council, April 11, 1978 . . . . . 10

The Council, in Committee of the Whole, reconvened at approximately 7:30 p.m., with Mayor Volrich in the Chair and the following members present:

PRESENT: Mayor Volrich  
 Aldermen Bellamy, Brown, Ford, Gibson,  
 Harcourt, Kennedy, Marzari,  
 Puil and Rankin

ABSENT: Alderman Gerard

CLERK TO THE COUNCIL: R. Henry

DELEGATIONS (cont'd)

Boundary Road Improvements  
 and Associated Matters

Council on April 4, 1978, deferred consideration of a Manager's report dated March 8, 1978, on Boundary Road Improvements and Associated Matters to permit delegations to be heard. Prior to hearing the delegations, members of the City staff gave a report reference for Council's information.

The City Engineer reviewed the trucking situation in the City with particular reference to the southeast sector. He cited the various avenues which have been explored in an effort to alleviate problems to the citizens caused by truck traffic. He referred to the fact that the National Harbours Board has almost finished construction of a private roadway by the docks which would divert a number of trucks bound for the North Shore off City streets. He also advised that there are good indications from the Federal Government that they will grant funding assistance for the Great Northern Cut. The City Engineer also reviewed the Boundary Road situation and stated that he presently would recommend that the City-owned lands between Marine Drive and Marine Way not be residential.

Mr. D. Rudberg, Assistant City Engineer - Traffic Division, reviewed the five options outlined in the City Manager's report dated March 8th, with respect to provision of a suitable connection between Marine Way or Marine Drive and Boundary Road and the costs. These options and their costs are:

"Option 1a - Provides for decreased trucks on Boundary Road because of excessive grades (15%) between Marine Way and Marine Drive. Some trucks would be diverted to Knight Street and other south slope arterials. (Taken as basis for cost comparison - capital budget for basic street works as above \$2.2 million).

Option 1b - Provides a status quo for trucks on Boundary - an improvement over 1a but no improvement in grades compared to the present situation (in fact the existing grades are lengthened). Marine Drive could be reclassified as a collector route with an overpass across Boundary. Boundary Road would be placed in a cut section which has environmental benefits, and the grid system would be preserved.

Estimated additional construction cost over 1a	\$950,000
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Option 2a - Provides for some increased use by trucks from Vancouver but significant reductions from Burnaby due to down grading of S.E. Marine Drive, for an overall decrease in trucks.

Estimated additional construction cost over 1a	\$175,000
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Regular Council, April 11, 1978 . . . . . 11

DELEGATIONS (cont'd)

Boundary Road Improvements  
and Associated Matters (cont'd)

Option 2b - Provides for some improvement to trucking consistent with the Council's policy of a dispersed truck route system. Grades would be improved for trucks from Vancouver, with no improvement for trucks from Burnaby.

Estimated additional construction cost over la \$1,275,000

Option 3 - Of the options presented, this provides the best improvement to trucking on Boundary because of grade improvements. Boundary would function as a part of the dispersed truck system with this option, and 5.12 acres of developable land would be lost.

Estimated additional construction cost over la \$1,075,000"

Mr. Rudberg also reviewed some of the options suggested by citizen groups. He then continued to discuss the intersection of Kingsway and Boundary Road stating there has been a 12% increase in traffic volume at this intersection over the past two years. The Engineering Department feel that with the anticipated increases in volume from future development of Champlain Heights, the new B.C. Tel building and the proposed Burnaby town centre, improvement of this intersection is necessary. One of the main concerns of the Engineering Department is the extreme traffic hazards created by the present conditions at this intersection.

Mr. R.R. Youngberg, Associate Director - Area Planning, reviewed the position of the Planning Department in this matter. He outlined the reasons behind the Director of Planning's preference for Option 1b.

Mr. J. Moodie, Champlain Heights Project Manager, stated that until a decision has been reached on the alignment at Marine Drive and Boundary Road, Phase 2 of the Champlain Heights development cannot be serviced. He stated that the Champlain Heights Project Group would prefer that Kent Avenue be used rather than Marine Way because this would give them more freedom to develop the enclaves below Marine Drive.

Council then heard representations from the following delegations:

- Mrs. H. Symonds, Executive Co-ordinator, Vancouver City Planning Commission, circulated and read from a brief which put forward the views of the Commission in this matter. The brief contained the following recommendations:
  - We do not wish to advocate major changes at the present time because we believe there are other long range aspects of the trucking problem which should be considered before any extensive piece-meal work is undertaken by the City.
  - We are prepared to support some minimal action such as that proposed for the south end of Boundary Road in option 1b of the Manager's report, i.e. the creation of a major cut, the deletion of S.E. Marine Drive as a through truck route to become a collector route.
  - We do not support option 3, which would provide the kind of major connection to Boundary Road for traffic coming from the west that would soon ensure Boundary Road receiving a far higher volume of truck traffic than is desirable at the present time and under present conditions.

cont'd....

Regular Council, April 11, 1978 . . . . . 12

DELEGATIONS (cont'd)

Boundary Road Improvements  
and Associated Matters (cont'd)

- We feel that the advantages of Kent Avenue might be further explored.
- We urge the City to do all in its power to facilitate the use of the Great Northern Cut for trucking and transit purposes.
- Before any great investment is made by the City, the results of both the Federal Truck Study and the Rail Rationalization Study should be known and carefully considered.
- In respect of pollution, it is important that a forceful policy should be pursued by the City in regard to this aspect of the truck problem, if citizens are to be adequately protected from the unpleasant consequences of inadequate controls on older vehicles.
- We recommend that the area presently visualized for Enclaves 9, 10 and 11, be rezoned for "institutional-industrial" purposes.
- The City pursue the idea of the establishment of a research and development "institutional-industrial" park in this location, the southeast part of the City.
- That Marine Way be developed as a service road and that Kent Avenue be the southern rim of this industrial parcel and the main artery.
- That the sharing out among City residents as widely as possible all the burden of visual, aural and air pollution is even less defensible as truck volumes increase.
- In conjunction with the region and the Province, work towards a long range plan.
- Only minimal improvements should be made to Boundary Road at the present time.
- Design possibilities for visual and aural screening of residences on all routes affected by trucking should be the subject of a specific study to be undertaken as soon as possible.

The following addressed Council in opposition to the proposed improvements to Boundary Road:

- Mr. Alvin Schafer, De Cosmos Village Housing Co-Op (Brief Filed)
- Mr. Sol Jackson, Killarney Champlain Citizens for Action Association (Brief filed)
- Mrs. Ena Parsons (Brief filed)
- Ms. Lucy Vick, Burnaby Citizens' Roads Committee (Brief filed)
- Ms. Darlyne Jewett, Vancouver Life Skills Society
- Mrs. P. Feldhammer, Western Community Housing Federation
- Mr. Egil Lyngen, Champlain Heights Planning Advisory Committee (Brief filed)
- Mr. Don Johnson, Kensington Citizens N.I.P. Planning Committee (Brief filed)
- Mr. Nathan Davidowicz, Citizens Coalition on Transportation, Lower Mainland, B.C.

cont'd....

Regular Council, April 11, 1978 . . . . . 13

DELEGATIONS (cont'd)

Boundary Road Improvements  
and Associated Matters (cont'd)

- Mr. Bruce Yorke, Committee of Progressive Electors
- Mrs. F. Palmu (Brief filed).

MOVED by Ald. Rankin,  
THAT Option 1(a) outlined in the City Manager's report  
dated March 8, 1978, be approved.

- LOST

(Aldermen Brown, Ford, Gibson, Kennedy, Marzari,  
Puil and the Mayor opposed)

MOVED by Ald. Puil,  
THAT Option 3 outlined in the City Manager's report  
dated March 8, 1978, be approved.

- LOST

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt,  
Marzari, Rankin and the Mayor opposed)

MOVED by Ald. Ford,  
THAT Option 1(b) outlined in the City Manager's report  
dated March 8, 1978, be approved.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

MOVED by Ald. Rankin,  
THAT recommendation B contained in the City Manager's  
report dated March 8, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
THAT recommendation C contained in the City Manager's  
report dated March 8, 1978, be amended and then approved as  
follows:

"C. That staff report back on suitable land-use options  
for the area south of Marine Drive, taking into  
account environmental, economic and other issues,  
and staff be directed that this land not be used for  
housing purposes but for some form of industry as a  
buffer zone."

- CARRIED UNANIMOUSLY

(underlining denotes amendment)

MOVED by Ald. Rankin,  
THAT no action be taken on recommendation D contained in  
the City Manager's report dated March 8, 1978.

- CARRIED

(Aldermen Kennedy and Puil opposed)

MOVED by Ald. Rankin,  
THAT recommendation E contained in the City Manager's  
report dated March 8, 1978, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
THAT City staff prepare a proposal for a regional goods  
movement study to be presented to the G.V.R.D. Transportation  
Committee at an appropriate time.

- CARRIED

(Aldermen Kennedy and Puil opposed)

Regular Council, April 11, 1978 . . . . . 14

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt,  
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,  
SECONDED by Ald. Rankin,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4299,  
BEING THE VEHICLES FOR HIRE  
BY-LAW (Towing Regulations)

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Puil,  
SECONDED by Ald. Bellamy,  
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. BY-LAW TO PROHIBIT THE CARRYING ON OF  
SUNDRY BUSINESSES, TRADES, PROFESSIONS  
AND OTHER OCCUPATIONS (Nude Encounter Sessions)

MOVED by Ald. Rankin,  
SECONDED by Ald. Puil,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

MOVED by Ald. Rankin,  
SECONDED by Ald. Puil,  
THAT Schedule A of the By-law be amended by deleting the words "member of the opposite sex" and substituting therefore the word "customer".

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,  
SECONDED by Ald. Puil,  
THAT the By-law, as amended, be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, April 11, 1978 . . . . . 15

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW (Kiwassa N.I.P. Area)

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,  
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Bellamy,  
SECONDED by Ald. Marzari,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Rankin and the Mayor were excused from voting on this By-law)

NOTICE OF MOTION

The following Notice of Motion submitted by Alderman Kennedy was recognized by the Chair:

Height Limitation of Buildings  
adjacent to Granville and  
Burrard Bridges

MOVED by Ald. Kennedy,

THAT WHEREAS it has been recognized by the present Council and the media that Granville Square is so located that it diminishes the treasured view of the harbour and North Shore mountains;

AND WHEREAS the City's Planning Department has been under instruction to present modifications in their proposals for the development of the central waterfront by making view studies;

AND WHEREAS similar situations prevent views of English Bay and Howe Sound as seen from the southern flanks of the Granville and Burrard Bridges;

AND WHEREAS Council's campaign to eliminate commercial signs at the end of the City bridges would be circumvented if buildings requiring sign identification such as office buildings, hotels, etc., were to be erected in locations which are comparable to former advertising towers;

THEREFORE BE IT RESOLVED THAT buildings of any sort flanking the two bridges be limited in height to ensure that they do not exceed the height of the adjacent bridges and that the Planning Department undertake a 'bridges' study with a view to drafting guidelines for the instruction of architects and developers.

(Notice)

Regular Council, April 11, 1978 . . . . . 16

ENQUIRIES AND OTHER MATTERS

Alderman Puil -  
Contravention of Zoning By-law

referred to buildings within the City for which a development permit was issued for a duplex which are subsequently developed as fourplexes. He requested a report on this matter.

The Mayor so directed.

Harbour Park Site

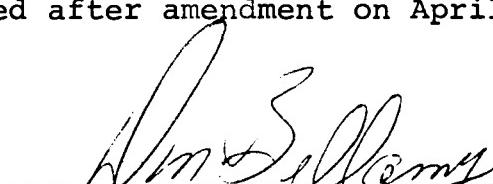
The Mayor advised that a development proposal for the Harbour Park site is under consideration at the present time and it is hoped that sufficient information will be available for a report to Council on May 30, 1978.

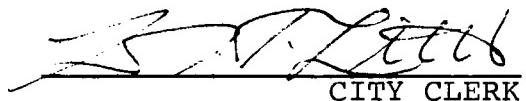
- - - - -

The Council adjourned at approximately 10:40 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of April 11, 1978, adopted after amendment on April 18, 1978.

  
\_\_\_\_\_  
DEPUTY MAYOR

  
\_\_\_\_\_  
CITY CLERK

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (WORKS: A1 - 1)

WORKS & UTILITY MATTERS

RECOMMENDATION

1. Acoustic/Safety Fence, False Creek, Area 6

The City Engineer reports as follows:

"Tenders for the above were opened on March 30, 1978 and referred to the City Engineer for tabulation and report to the City Manager.

An Acoustic Safety Fence is required to be built as a part of the Phase I, False Creek works. The Acoustic Fence is to provide a noise barrier between the 6th Avenue traffic and the Housing Complex and has been architecturally designed and approved by the Civic Design Panel and the City Planning Department. The Safety Fence is a requirement of the Railway Company and the Board of Transport.

The Tenders have been checked and are in order except for an error in the low bidder's submission. This error is in the addition of the extensions and reduces the price in the City's favor by a further \$1000. The low bidder has been contacted and is prepared to accept the contract at the corrected tender price. This error does not affect the order of the bidders.

Three tenders were received...

1. Continental Steel Ltd.	\$94,727.77 - corrected figure
2. H. Haebler Co. Ltd.	\$148,115.00
3. City Engineering Department	\$156,448.30

These bids are unit priced based on quantity estimates supplied by the Department, therefore, the total costs of these contracts may vary according to actual quantities measured during construction.

The City Engineer recommends that a contract be awarded to the low bidder as follows:

(a) Contract 786A - Acoustic/Safety Fence, False Creek, Area 6, to

Continental Steel Ltd.,  
580 West 6th Ave., Vancouver

for the corrected amount bid, namely \$94,727.77.

(b) A contract satisfactory to the Director of Legal Services be entered into.

(c) The bid bond of the unsuccessful tenderer be returned."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

CONSIDERATION

2. Special Relief - Local Improvements

The Director of Finance reports as follows.

"A letter has been received from Lawson, Lundell, Lawson & McIntosh, the law firm acting on behalf of Mr. P.R.U. Stratton, owner of the corner property at 1995 Comox Street, requesting relief from the special assessment for the local improvement charges levied against the properties for street pavements and 'Mini-parks' in the Stanley Park Neighbourhood.

cont'd.....

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (WORKS: A1 - 2)

Clause No. 2 continued:

The property in question is zoned WED (West End Development) and is currently being used as a multiple dwelling containing three dwelling units. It is a corner property having a frontage footage of 65.5 feet and flanking footage of 66.0 feet. The property immediately east at 1963 Comox Street contains a building, Hirschfield House, that has been designated as a heritage building and the property immediately north at 1020 Chilco Street is a frame construction apartment building.

Generally, local improvement charges should reflect the benefit that each property will derive over the life of the improvement and, thus, its probable long-time benefit rather than the present development. The zoning is taken to be the better measure of a lot's probable long-time use.

However, it has been the practice in the past for City Council to grant special relief in higher density areas if the subject property meets with certain requirements set by Council. In the Stanley Park Neighbourhood project, three requirements have been outlined by Council in the past.

- a) the property must be used solely for residential purposes by not more than two families.
- b) the property be less than 5400 square feet. (The original zoning in which this property was situated stipulated 5400 square feet as the minimum size lot for apartment building construction.)
- c) the property is 'locked-in' which means that, because of the surrounding area, it cannot be developed further.

The property at 1995 Comox Street relates to the above criteria in the following manner.

- a) the property, being occupied as three dwelling units, does not comply with the residential requirement.
- b) the area is now zoned West End Development (WED) which does not stipulate a minimum lot size for apartment building construction. Therefore, the subject property could, subject to approval, permit an apartment building to be erected.
- c) technically, this property is not in a 'locked-in' position. However, the heritage building would not permit expansion onto the easterly property. The property to the north does not have the same restriction and could be acquired for further expansion if desired.

In their consideration of this request, Council should be aware that there is a total of two other corner properties of a similar nature which do not receive special relief. Each property has the same frontage and flanking footage. The occupancies are as follows:

1. 1995 Comox Street (subject property)
  - three dwelling units, one of which is occupied by the owner.
2. 1894-98 Alberni Street
  - two dwelling units
  - the property is not locked-in
  - the owner does not reside on the property.
3. 786 Gilford Street
  - five sleeping units and six housekeeping units
  - the property is not locked-in
  - the owner does not reside on the property.

cont'd.....

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (WORKS: A1 - 3)

Clause No. 2 continued:

There are three properties now receiving special relief because:

- a) they are used solely for residential purposes for not more than two families.
- b) they have less than the minimum square footage required under the original zoning schedule.
- c) they are considered to be 'locked-in' properties.

The relief granted to these properties is based on a complicated formula which amounts to 43% of the local improvement charges.

For 1995 Comox, the annual local improvement charge is \$607, and a 43% relief would amount to \$261.

Section 67 of the Local Improvement Procedure By-law permits City Council to give special relief by a vote of two-thirds of all of the Council members to a property which it deems to be inequitably or unjustly affected by any special assessment.

Should such relief be granted to this property, a Council resolution will be required each year for the continuation of the relief and will require a two-thirds vote of all Council members. The balance of the costs will be paid annually out of general funds.

The above report of the Director of Finance concerning special relief for 1995 Comox Street is submitted to Council for CONSIDERATION."

The City Manager notes that granting this relief would broaden the category eligible for such help and would likely result in further requests.

Hence, the City Manager submits for CONSIDERATION whether Council wishes to grant the owner of 1995 Comox Street a relief of \$261 on the 1978 special assessment for local improvement charges.

(8 affirmative votes required)

RECOMMENDATION

3. Rate Increase to Canadian Wirevision Limited

The City Engineer reports as follows:

"Canadian Wirevision Limited provides cable television in the City and uses City streets and equipment under an agreement with the City made in 1973. The company has been paying the City four cents per lineal foot of City property used by the company. (This change is for the placement of about four miles of underground ducts, - not for cables using B.C. Hydro/B.C. Tel poles and ducts.)

The agreement calls for this rate to be revised for the five-year period commencing January 1st, 1978. The company has agreed to increase the payment to the City to fourteen (14) cents per lineal foot (\$2,928 per year) which is fair compensation to the City.

The City Engineer recommends that the agreement be amended to provide for this rate increase."

The City Manager RECOMMENDS that the foregoing report of the City Engineer be approved.

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (WORKS: A1 - 4)

4. Flat Rates for Property Owners' Share of  
Completed Local Improvement Projects

The City Engineer reports as follows:

"Clause 51B of the Local Improvement Procedure By-law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

For the Local Improvement Projects completed in 1977, flat rates have been derived from contract costs and the costs of work done by City forces, together with an allowance for interest over the construction period and other general charges.

These flat rates have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-law and are within, or do not exceed by more than the allowable 10%, the estimated rates approved by Council in the respective Second Step reports for each Court of Revision.

The rates are shown on the List of Projects Completed in 1977, on file in the City Clerk's Office.

I recommend that the flat rates shown on the above-mentioned list of completed projects be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 664

**A-4**

Manager's Report, April 7, 1978 . . . . . (BUILDING: A-4 - 1)

BUILDING & PLANNING MATTERSRECOMMENDATION:

1. Rezoning Application:  
6364 Victoria Drive

The Director of Planning reports as follows:

"An application has been received from Mr. Benjamin Taverna requesting an amendment to Zoning and Development By-law No. 3575 whereby the property at 6364 Victoria Drive, Lot 2, Blocks 1-8, S $\frac{1}{2}$  of D.L. 723, be rezoned from RT-2 Two-Family Dwelling District to C-2 Commercial District for the purpose of:

'Constructing a two storey building with commercial space on the ground floor and two dwelling units on the second floor.'

SITE DESCRIPTION

The site is located on the east side of Victoria Drive between Waverley and East 48th Avenues. The rectangular site measures 33 feet (10.058 m) along Victoria Drive and 118 feet (35.966 m) to the 20 foot (6.096 m) lane at the rear producing a site area of 3,894 square feet (361.764 m<sup>2</sup>). (See Appendix A map).

The site is zoned RT-2 Two-Family Dwelling District and developed with a one and a half storey two-family dwelling with no basement.

The adjacent lands to the north and south from East 48th Avenue to East 44th Avenue, and lands on the west of Victoria Drive from East 47th Avenue to 43rd Avenue, are zoned RT-2 Two-Family Dwelling and developed with one- and two-family dwellings, ranging in height from one to two storeys.

The lands to the south of 47th (on the west side) and 48th Avenues (on the east side) which front onto Victoria Drive are zoned and developed as C-2 Commercial District. The C-2 properties immediately across Victoria Drive to the west of the site are developed with a Super-Valu, a Government Liquor Outlet and a large associated parking lot.

The lands to the east of the site are zoned and developed as an RS-1 One-Family Dwelling District.

PROPOSED DEVELOPMENT

The applicant submitted a set of drawings with the application which were stamped 'Received, City Planning Department, February 4, 1977'. The plans indicate a proposed two-storey building which would replace the existing two-family dwelling. The plans submitted were not drawn for this specific site, but were drawn for a C-2 property on Fraser Street (4354 Fraser). The proposed development would provide no front yard, no side yards, with a 29 foot (8.839 m) rear yard to provide for two parking spaces and one loading space.

ANALYSIS

Given the existing development of acceptable residential uses in the lands zoned as RT-2 along Victoria Drive in this block and to the north between East 48th Avenue and 44th Avenue, a rezoning of an interior lot to C-2 Commercial District is felt to be inappropriate. Such an isolated rezoning would permit a building within the C-2 Commercial District regulations to a maximum height of 3 storeys or 40 feet (12.192 m) (whichever is less), a maximum floor space ratio of 3.0 with no front yard, and provision of 3 ft. (.914 m)

Manager's Report, April 7, 1978 . . . . . (BUILDING: A-4 - 2)

Clause 1 Cont'd

side yards from the adjoining residential properties. A minimum rear yard of 10 feet (3.048 m) would be required, unless residential uses were included in the development, in which case a minimum rear yard of 25 feet (7.620 m) would be required over the full width of the site for those storeys containing residential uses. Parking and loading would also be required in accordance with Sections 12 and 13 of Zoning and Development By-law No. 3575. Provision of parking on a small lot such as this would preclude development of the site to the maximum allowable floor space ratio. However, the possible form and nature of the development which would be permitted is still felt to be inappropriate with respect to the adjoining residential lands.

**Recommendation:** The Director of Planning recommends that the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

DELEGATION THIS DAY: Mr. Benjamin Taverna, applicant.

2. 3183-85 Point Grey Road  
Development Permit Application #80446

The Director of Planning reports as follows:

"Development Permit Application No. 80446 was filed on March 16, 1978 by John Keith-King, for Mr. John Bell to alter and add to the existing duplex in this RS-2 District.

On February 14, 1978, Council resolved:

'That the Director of Planning be instructed to amend Zoning and Development By-law No. 3575 to establish a 'base line' to be used in the calculations of site area in calculating floor space ratio on waterfront lots in residential areas; such line to approximate the survey lines set out in either Plan 229 or the Fountain Survey, whichever is the maximum, on the understanding that neither of the approved lines exceed 120 ft. from the southerly boundary of the lots in question.'

The drawings submitted with the application indicate that the proposed development would exceed the floor space ratio permitted under the proposed amendment to the Zoning and Development By-law.

Because the amendments to the By-law have not been dealt with, and as this Development Permit Application was filed after the date of the proposed amendment, Council may withhold the issuance of the Development Permit pending the adoption of the amendment By-law, in accordance with Section 570 of the Vancouver Charter.

The Director of Planning recommends that, in accordance with Section 570 (1) and (2) of the Vancouver Charter, Development Permit Application No. 80446, be withheld for a total period of (90) days from March 16, 1978, pending Council's resolution on the proposed By-law amendment."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 165

**A-5**

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (CLAIMS: A5-1)

LICENSES AND CLAIMS MATTERS

CONSIDERATION

1. Nude Encounter Sessions

On March 7, 1978, City Council (In Camera) passed the following motions:

"THAT the Director of Permits & Licenses be instructed to submit to Council in open session all license applications received by him for "Nude Encounter" operations, for Council action under Section 275 of the License By-law.

THAT the Director of Legal Services be instructed to bring forward a prohibitory by-law with respect to businesses operating "nude encounter" sessions."

The Director of Permits and Licenses reports as follows:

"Two applications have been received for licenses to operate Nude Encounter Sessions.

1. Dutch International Investment Ltd.  
538 Howe Street  
Known as The Swedish Touch  
Application made by Mr. Martin Balvers  
#402 - 1045 Burnaby
2. Debbie Durant  
546 Howe Street  
Known as Oasis Encounters

These two premises were previously operated as Body Rub Parlours and have now elected to operate "Nude Encounter Sessions" instead of complying with the Body Rub By-law. Both applicants have applied for a license under the Section in the Fee Schedule which covers businesses not specifically listed and which are subject to payment of Business Tax. The license fee is \$26.00.

The Studio at 1020 Davie also operated as a Body Rub Parlour and now operates "Nude Encounter Sessions". The operator was notified to apply for a license but has so far failed to do so. Action is being withheld pending the implementation of the Prohibitory By-law requested by Council."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's CONSIDERATION, and notes that the prohibitory by-law requested is also before Council for CONSIDERATION on the same day.

FOR COUNCIL ACTION SEE PAGE(S) 666 d 667

MANAGER'S REPORT, APRIL 7, 1978 . . . . . (PROPERTIES: A9 - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Demolition of building to allow Re-subdivision -  
4532 N.W. Marine Drive

The Supervisor of Properties reports as follows:

"On September 16, 1975 City Council authorized the disposal of the City owned lots in Blocks 129 and 130, D.L. 540 by way of prepaid leases. This action was reconfirmed by Council on February 21, 1978.

Council, on September 21, 1976 approved the re-subdivision of 2 lots in Block 129, one of which is vacant. The second lot, 4532 N.W. Marine Drive, is improved with a 63 year old house in very poor condition and is unsuitable for renovating. The house is located in such a position that it would be on the property line after the re-subdivision of the lot.

In view of the poor condition of the existing dwelling it is recommended that it be demolished prior to the re-subdivision."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

2. Sale of Industrial Lot Situated South Side  
of 800 Block East Hastings

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered favourable to the City and is hereby recommended for acceptance.

Lot 8, Block 66, D.L. 181, Plan 196.  
 Situated: S/S of 800 block East  
Hastings Street.

Zoned: M-1

NAME	APPROX. SIZE	SALE PRICE	CONDITIONS
Alona Enterprises Ltd.	25' x 122'	\$43,500.00 on City terms at 11%	Subject to encroachment agreement"

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council.

FOR COUNCIL ACTION SEE PAGE(S) 661

MANAGER'S REPORT

TO: Vancouver City Council  
 CLASSIFICATION: RECOMMENDATION  
 SUBJECT: Kiwassa Rezoning

April 6, 1978

The Director of Planning reports as follows:

"BACKGROUND/PURPOSE OF REPORT

On April 4, 1978 City Council approved the Neighbourhood Improvement Program (N.I.P.) Concept Plans for Kiwassa (and Kensington). However, the Kiwassa Plan cannot yet be presented to the senior levels of government for approval and issuance of the Certificate of Eligibility for release of N.I.P. funds because the area is not stable in terms of residential land use and densities, a requirement of N.I.P. program.

On February 23, 1978 Council had approved at a Public Hearing the rezoning of most of the Kiwassa area (as shown on the map in Appendix I) from M-1 (Industrial) to RT-3 (Duplex and Semi-Detached). The amending by-law to implement the rezoning approval was before Council on March 21, 1978. At this meeting, in response to a letter of March 20, 1978, with respect to 1026 and 1030 East Georgia Street, Council resolved:

"THAT Lots 6 and 7, Block 95, District Lot 181, Plan 196 (1026 and 1030 East Georgia Street), be excluded from the By-law on the Kiwassa N.I.P. area rezoning, and the Director of Legal Services report to a future Council meeting in connection therewith."

The Director of Legal Services has not yet reported back and advises that he will not be able to report for a couple of weeks. In order to expedite the processing of the N.I.P. Concept Plan, the Director of Planning is forwarding this report and asks that a decision on the rezoning be made now.

THE REZONING PROPOSAL AND THE PUBLIC HEARING

The purpose of the rezoning was:

- (a) To stabilize the residential area for the purpose of upgrading existing housing through the Residential Rehabilitation Assistance Program (RRAP) and provide provincial and federal cost-sharing money for the Neighbourhood Improvement Program.
- (b) To clarify a policy for an area in which the predominant land use was residential, but which had been zoned industrial since at least 1930.

Only residential (and vacant) properties were proposed for rezoning. Industrial properties, which are primarily developed with small-scale warehouses, were excluded from the rezoning. In this way both existing types of uses could continue to co-exist in the area. The land use mix would therefore stay fairly constant.

Courtesy notification letters were sent to all registered property owners (using the property tax file as a reference) within the designated area as well as two blocks adjacent to the area. Advertisements, including a display map were published in the Vancouver Sun and Province newspapers, in accordance with procedures set out in the Vancouver Charter.

The Public Hearing, held in the neighbourhood at Seymour School, was well-attended. Council gave unanimous approval to the rezoning proposal, with an amendment to exclude certain specified properties. These four properties (listed below and shown on the map in Appendix I) were excluded from the rezoning as a result of presentations by their owners made at the Hearing. The reasons given for their exclusion (as stated by the person who made the presentation) are noted below:

- (a) 1172 E. Hastings - This is an old single family house situated on a 25-foot lot between a large rooming house and a printing company. The owner stated he wished to redevelop to a small industrial use in the near future. As this property is located on Hastings and is therefore of somewhat dubious value as a single family or duplex residential site (because of noise and pollution), the Director of Planning had no objection to excluding this property.
- (b) 700 - 704 Vernon - There is a small grocery store and a house located on this corner property. The store would be non-conforming under RT-3, the house non-conforming under M-1. The owner stated he preferred to have his options open for changes to the store rather than the house, and therefore would prefer M-1 zoning.
- (c) 733 Glen and Lot C, Block 95, D.L. 181 - This corner lot is developed with two old houses. However, the property is owned by the owner of an adjacent industrial use (auto body shop). The yard is presently used for car storage. The owner wished to be able to expand his industrial use onto this adjacent lot in the near future.
- (d) 1031 E. Pender - This property has a vacant, partially-burned house on it and is adjacent to an industrial use. The owner also owns the vacant lots to the north (across a lane) of this site. He stated he wanted to develop the vacant lots with an industrial use and that he would like to be able to use this single lot on Pender as an access route or space for parking for the larger site to the north.

Note also that there was a request from the owner of 1164 E. Georgia to exclude her property from the rezoning. However, this property is situated in the centre of a residentially-developed block. Council refused this request.

#### THE LETTER RE 1026 AND 1030 E. GEORGIA

A letter dated March 20, 1978 (attached as Appendix II) from Robert Gardner & Associates, on behalf of his client, Mr. Martin Mache, owner of 1026 and 1030 E. Georgia, was received by Council. The letter notes that Mr. Mache was out of town when the Public Hearing on the Kiwassa rezoning took place and was therefore unable to make representations concerning his properties. Mr. Gardner, on behalf of Mr. Mache, requested Council to defer approval of any rezoning of Mr. Mache's property until he has had an opportunity to make representations to Council. Council, when considering the letter, passed the resolution to delete the two properties, as noted in the first section of this report.

The Director of Planning has a number of concerns with respect to this resolution:

- (a) The intent of the rezoning of Kiwassa was to preserve residential development in the area. The request here is to exclude two properties containing two residential units so that the properties can be redeveloped to an industrial use.
- (b) The resolution of Council would create a precedent in the Director of Planning's view for other people who wish to do the same after a legitimate process of application, notification, and a Public Hearing has been held.
- (c) The residential land use in the area must be at least 50% of the total land use to qualify for N.I.P. funding. The residential land use is presently 52%. If the four properties already excluded are redeveloped to industrial or other non-residential use, then the residential component will drop to 50%. Further exclusion of any more properties containing residential uses could result in the residential component being less than 50%. The implication of this is that the N.I.P. Concept Plan may

- 3 -

not be approved.

CC 63-MLH-75

- (d) Delay in the enactment of the By-law will delay approval of the N.I.P. Concept Plan by the senior levels of government and release of N.I.P. funds. Also, RRAP funds cannot be approved. Applications for RRAP assistance have already been received and are being processed on the assumption that the approval of the funds is forthcoming.
- (e) In the N.I.P. Concept Plan approved on April 4, Council endorsed the development of housing on the vacant city-owned lots in the area. There is one such vacant lot adjacent to the two lots which are being requested to be excluded. If these two lots were developed with industry, then this adjacent vacant lot would be much less desirable as a housing site.

#### CONCLUSION AND RECOMMENDATIONS

CMHC has set a deadline for Council approval of the NIP Concept Plan as April 6, 1978. The zoning should be in place as part of the Plan approval. The City's credibility is at stake both in the eyes of the senior levels of government who are viewing our performance in initiating and delivering NIP and the Kiwassa residents who so enthusiastically are supporting the NIP program and the required zoning alterations.

It is appropriate now for Council to rescind its March 21 resolution, enact the RT-3 zoning, and permit the property owner of 1026 and 1030 East Georgia to make application for rezoning back to M-1 subsequent to Council's enactment of the amending by-law as presently put forward. The Director of Planning, of course, would be opposed to such a rezoning. The Director of Planning notes that the zoning in the area will be reviewed as part of the implementation of the NIP Concept Plan.

Therefore, the Director of Planning RECOMMENDS:

- A. THAT Council rescind its resolution of March 21, 1978 with respect to 1026 and 1030 East Georgia.
- B. THAT Council give the required readings to enact the amending By-law, thereby rezoning to RT-3 Two-Family Dwelling District those M-1 Industrial properties in the Kiwassa NIP area as approved at the Public Hearing on February 23, 1978."

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 1667

C

MANAGER'S REPORTDATE April 7th, 1978

TO: VANCOUVER CITY COUNCIL  
 SUBJECT: PT. GREY REZONING  
 CLASSIFICATION: INFORMATION

The City Manager reports as follows:

" Section 566(3) of the Vancouver Charter prescribes how a Public Hearing must be advertised: -

"566(3) Notice of the hearing, stating the time and place of the hearing and the place where and the times within which a copy of the proposed by-law may be inspected, shall be published in not less than two consecutive issues of a daily newspaper published (or circulating) in the city, with the last of such publications appearing not less than seven days nor more than fourteen days before the date of the hearing."

In the display ad for the April 6 hearing (which appeared in the Papers on March 25 & 27), a final paragraph which is standard in all such ads was omitted, - due to an oversight on the part of civic staff: -

"ALL PERSONS who deem themselves affected by the proposed amendments shall be afforded an opportunity to be heard before Council on matters contained therein. A copy of the proposed draft By-laws may be seen in the City Clerk's Office, Third Floor, City Hall and in the Planning Department, Third Floor, East Wing, City Hall, 453 West 12th Avenue, Monday to Friday from 8:30 a.m. to 5:30 p.m., on regular working days."

This oversight was not discovered until 4:30 p.m. on Wednesday, April 5, and within an hour it was established that this was a fatal flaw so that the Public Hearing could not legally take place.

Under normal circumstances, the Hearing would have been rescheduled for Thursday April 20 or some later date. However, Council on February 14, 1978 had resolved that two applications for development permits (on 3257 and 3541 Pt. Grey Rd.) should be held up until the Public Hearing because they did not meet the proposed amendment. Under the Charter, the time limit for holding up such permits expires on Sunday, April 16.

After consulting with the Mayor on Thursday morning, April 6, it was decided, with some reluctance, to schedule the meeting on the only date that would still permit Council to hold up the permits. The Public Hearing is now scheduled to take place on Saturday April 15 at 2:00 p.m.

To give the required notice, the newspaper ads had to appear in the Sun on Thursday, April 6 and Friday, April 7. With the cooperation of Pacific Press, it was possible to insert the ad in the Vancouver Sun on those days.

Some attempt was made to inform affected people that the Public Hearing had been postponed, but the majority could not be reached and about 100 turned up at the meeting. The mistake was explained to them with apologies, and it was suggested that the meeting could be useful to explain the proposed rezoning and exchange information.

-2-

The audience consisted mostly of owners of the affected properties, and was very hostile and vocal -

- 1) because they believed the City had harassed them for many years
- 2) because they opposed this rezoning as allegedly lowering their property values
- 3) because no one likes to come to a meeting to find it cancelled
- 4) because the re-scheduling to a Saturday afternoon seemed to them vindictive and inconvenient.

The City Manager offered explanations. Near the end of the meeting members of the North Pt. Grey Road & Cameron Avenue Home Owners' Association passed a resolution asking Council to consult with their executive before re-scheduling the aborted April 6 Public Hearing.

Alderman Brown offered to transmit this request to Council.

The City Manager submits the foregoing for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 667

MANAGER'S REPORT

April 7, 1978

D

TO: Vancouver City Council

CLASSIFICATION: RECOMMENDATION AND CONSIDERATION

SUBJECT: East False Creek Garden/Park (Federally-Funded Urban Demonstration Project) and Proposed Chinese Cultural Centre Development

The Director of Planning reports as follows:

**" 1. PURPOSE**

This report will comment on:

- (a) the general background and political support for this proposed park in this area of False Creek
- (b) general planning objectives for this area of False Creek and the Chinatown Historic Area
- (c) Chinese Cultural Centre and Park Design Concept
- (d) present land ownership and site availability
- (e) projected site development costs and required site consolidation
- (f) the outcome of consultations with the various concerned parties
- (g) recommendations for actions required by City Council, and Senior Governments to begin implementation of this park project.

**2. BACKGROUND**

On May 21st, 1977, a public announcement was made by the Federal Government that

"up to \$1.5 million toward the establishment of a fund for the development of an east end False Creek Garden and Park as part of the redevelopment of the east end of False Creek (Cambie Bridge East)",

would be made available. The terms of reference for this grant, allocated from the former Urban Demonstration Program funds, also included the following:

"The east end False Creek Garden and Park will not only revitalize the area but will be the catalyst for further urban development. The Federal and Municipal governments have now successfully redeveloped large parts of False Creek west of Cambie Bridge. It is hoped that this new grant which will serve as a catalyst for the redevelopment of the area east of Cambie Bridge will also serve as an outstanding example of what governments can do to encourage the revitalization of the heart of a city. This project adjacent to Chinatown is expected to conform and enhance that community's architecture and character."

The subsequent letter received by the Mayor from the Federal Minister involved, regarding the project funding, also noted the need "to articulate a process for development of an agreed plan".

The general concept of a Chinese garden/park within this area of False Creek adjacent to Chinatown was first proposed as part of the overall design concept for the Chinese Cultural Centre Project, approved in principle by City Council in 1973. The type of park development envisaged was one designed in the traditional Chinese manner, with water areas, Oriental landscaping features and possibly a Pagoda as a prominent design feature.

The general concept of a park in this area of False Creek has been supported in various ways by City Council, over the past several years. The following major events have confirmed City support for the project:

- 1969 Restoration Report first proposed a major expansion of Chinatown through to the False Creek waterfront, and the development of a major public use area focussed on the area immediately north of the Georgia Viaduct.
- 1973 False Creek Policies and Actions Report described the need for "waterfront and recreation related activities to serve both the resident population and the Chinatown - Gastown Communities".
- 1975 Provincial Government 'East End Lake' Proposal, submitted for Urban Demonstration Program Funding.
- 1976 Chinese Cultural Centre Report referred to the overall design concept which included the provision of a Chinese Garden/Park, linked through to the False Creek Waterfront.
- 1976 Vancouver Park Board unanimously endorsed in principle the proposed Chinese Garden/Park project.

### 3. GENERAL PLANNING OBJECTIVES

It has generally been assumed that this portion of the East End of False Creek will not be subject to change for ten or more years from now. Therefore planning for the area can be deferred. More recently however, specific and major changes have been proposed:

- (i) by the Chinese Community in order to achieve community development objectives.
- (ii) by the City in order to achieve transportation objectives.
- (iii) by the Province (B.C. Hydro) in order to achieve a more efficient use of their lands, and transit operations.
- (iv) by the Federal Government in order to provide a catalyst for the revitalization of the area.

The immediate plans affecting the proposed park development are as follows:

#### (a) B.C. Hydro

Have two immediate objectives:

- (i) the redevelopment and consolidation of the rail/truck interchange facilities on the southerly 2/3 of the property for 10 years. The first stage of this development is now completed.
- (ii) provision for transit bus parking and maintenance in a staged development to replace both the Larwill Park operation and the 16th and Cambie operations. In its ultimate development stage this will constitute a very major development requiring perhaps as much as 25 acres. There is an immediate need for new maintenance facilities.

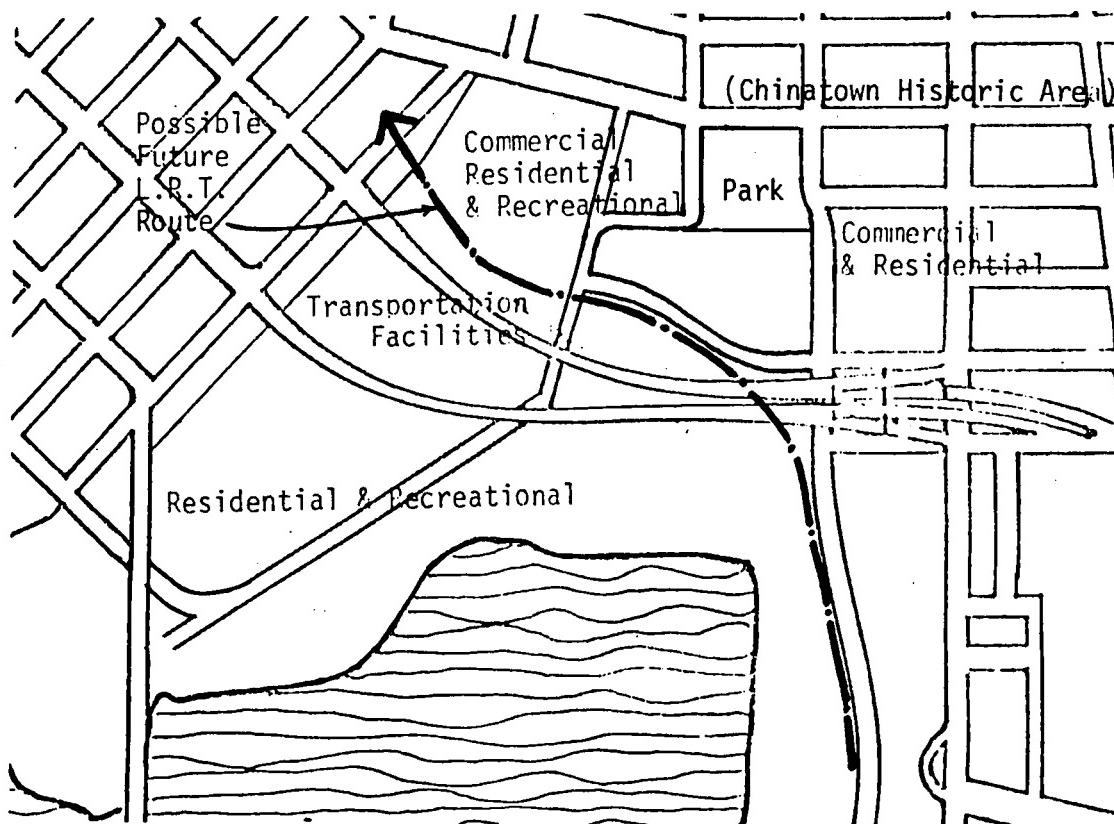
#### (b) City

Has an immediate objective to complete the South By-pass Route connecting the Quebec Connector to the Smithe/Nelson couplet (across the C.P. Rail tracks) and a link north to connect Taylor to Pender Street.

The City is also providing assistance to the Chinese Community in the development of the proposed Chinese Cultural Centre.

The long term plans for Area 3, False Creek stem from the overall Civic objectives for the Redevelopment of False Creek. These provide for:

- (i) Rationalization of the existing rail functions and redevelopment of the area for a more attractive and compatible mix of Industrial, Residential, Commercial, and Recreational functions.
- (ii) Development of traffic and transit routes through the area to better serve the Region and the Downtown area. Road improvements are planned through the area as well as the first major light-rail transit (LRT) route.
- (iii) A substantial amount of open and recreational space is proposed both in association with the change in land-use of the area and to serve the surrounding area. Pedestrian movement paths are to be provided along the waterfront and connecting in Chinatown and other areas in the general environment. The False Creek policies assume 20 acres of public open space in Area 3.



#### 4. DESIGN CONCEPT FOR INITIAL GARDEN/PARK DEVELOPMENT

Recently, an Architectural Design Competition, sanctioned by the Architectural Institute of B. C., was held to secure an overall design concept for the Chinese Cultural Centre (C.C.C.) complex and associated Chinese Garden/Park (East False Creek Park).

From the 50 architectural submissions, the winning scheme was publicly announced at a C.C.C. reception held February 7, 1978. The main site plan for this is attached as Appendix 'A'. The scheme proposes a Chinese Garden area of approximately 2.4 acres, mainly located on the southern portion of the site, but with connecting public spaces and access routes to the adjacent streets of Carrall, Pender, and Columbia. The total amount of public open space including these connecting areas, is approximately 60% of the site area (3.8 acres).

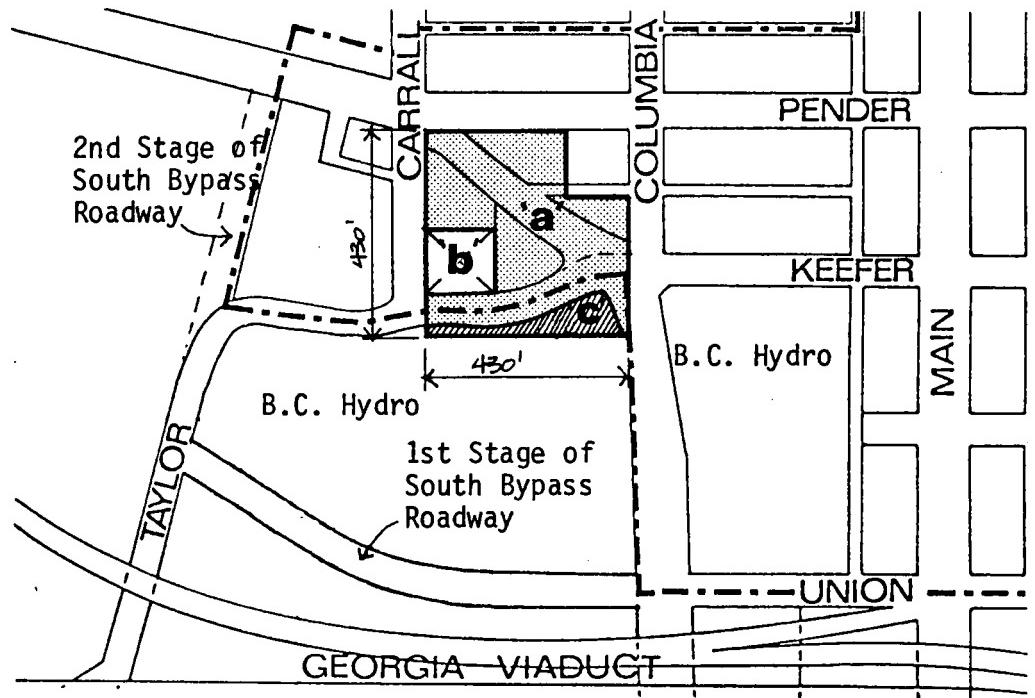
The design concept plan for the Chinese Garden/Park indicates its possible future extension south on to the property presently owned by B. C. Hydro, and eventually linking through to False Creek. The timing and possibility of this future park expansion is uncertain at this time (see Section 7). However, it is apparent that the design and size of the initial park development of 2.4 acres is sufficiently large to go ahead immediately on its own, so that a much-needed public amenity/park area is created adjacent to the Chinatown commercial area.

-4-

## 5. SITE AVAILABILITY & CONSOLIDATION

Proposed Site - total area of proposed site for Chinese Cultural Centre complex and adjacent Chinese Garden/Park is approximately 3.8 acres (see map below)

- the total site is comprised of three (3) existing ownerships:
  - (a) 4 separate City-owned parcels of land already designated for the C.C.C. site and including the City street allowances of the Pender-Keefer Diversion, and Keefer St., between Carrall and Columbia (3.0 acres)
  - (b) the property presently owned by Field's Stores Ltd. located at the N.E. corner of Carrall and Keefer, size 134' x 150' ( 0.45 acres )
  - (c) a portion of property presently owned by B. C. Hydro abutting Keefer, between Carrall and Columbia (0.35 acres).



Present Uses - surface parking on City and Field's - owned properties (250 cars)

- B.C. Hydro property largely vacant or used for minor storage purposes.

Land Availability - The City Engineer has agreed to closure of Pender/Keefer Diversion and inclusion of the street allowance in the Cultural Centre site and closure of Keefer Street to traffic, subject to completion and implementation of all components of the South Bypass road system (expected by early 1979).

- Field's property presently for sale (City has had some recent discussion with present owner regarding purchase options).
- B.C. Hydro property agreed for sale to the City.

Land Costs - based on information obtained from the listing agent, the asking price for Field's property would be about \$600,000.

- B.C. Hydro land may be available at an approximate cost of \$150,000, but this estimated cost needs to be definitely confirmed.

Therefore total land acquisition costs would probably not be more than \$750,000.

NOTE - value of City-owned land, including that already designated for the Chinese Cultural Centre site, which would be contributed to the total site consolidation, is estimated at approximately \$3.0 million.

#### 6. PARK DEVELOPMENT COSTS

In discussions held recently between the City Manager, representatives of the Chinese Cultural Centre, City staff, and Mr. Art Lee, M.P., for Vancouver East, it has been indicated that the Federal Government may be prepared to make part of the park funds available for land acquisition costs.

Discussions have also been held with Park Board staff regarding possible development costs of the type of Chinese Garden/Park envisaged. It is somewhat difficult to accurately estimate some of these costs, particularly if special features such as large water areas, pavilions and bridges are included.

However, from a preliminary estimate prepared by the Park Board based on a park area of approximately 1.6 acres, the garden development costs are estimated at approximately \$700,000.

If other public open spaces, walkways and landscaping features around the C.C.C. complex (approximate area = 0.8 acres) are included within the total park funding, then additional funds probably in the neighbourhood of \$100,000 would be required.

Thus total park development funds required could be as much as \$800,000.

NOTE: 1 These cost estimates assume 1978-81 development, and no requirements for significant underground utility relocations.

NOTE: 2 These cost estimates, together with the estimates for the purchase of additional property, are within the \$1.5 million of potential funding by the Federal Government. The total financial contributions by the various concerned parties are attached as Appendix 'B'.

As the proposed Chinese garden will operate as a special public City park maintained in future by the Vancouver Parks Board, additional maintenance costs will be required for its care and operation.

#### 7. CONSULTATION

The following concerned groups have been consulted--the Chinatown Historic Area Planning Committee (CHAPC), the Strathcona Property Owners and Tenants Association (SPOTA), and the Chinese Cultural Centre (CCC). These groups feel it is important to make a start on this important project as soon as possible, and at the same time, to ensure that the federal funds will be available.

In addition to the above, Dr. John Neill, Head of the Department of Plant Sciences, U.B.C., was contacted regarding his experience with the development of the well known Nitobe Japanese Garden at U.B.C., with which he was directly involved in the planning and implementation stages from 1959 to 1962.

He enthusiastically supports the project and feels that it would become a significant public amenity area and unique tourist attraction complementing the Chinatown area.

The proposed park project has also been discussed with the senior management of B. C. Hydro. B. C. Hydro has made a small gesture of support for the project in making available a small portion of its land abutting Keefer Street, for park purposes. However, the question of expanded park use including the B. C. Hydro Carrall Yards property is not at this time supported by B. C. Hydro, who have indicated:

- (a) that they are not willing to commit themselves to selling any further portion of their land south of the proposed park boundary, at any particular future date;

- (b) that they do not wish to commit themselves now to an ultimate relocation out of the 8 acres between Taylor and Columbia/Quebec Connector, north of the New South By-pass Roadway;
  - (c) that any major relocation that might take place depends on acquiring Marathon/CPR lands resulting from their rail relocation to Coquitlam, which is uncertain at this time;
- and (d) that they would participate in a joint planning committee for Area 3 of False Creek only if they agreed with its terms of reference and that these should recognize the importance of B. C. Hydro's various functions in that area.

#### 8. SUMMARY

City and Federal Government support for this important project has been established for several years. It is important that a legal agreement be finalized regarding the project funding, as soon as possible while federal funds are still available. Although it may be desirable to expand the park in future to include the B. C. Hydro land to the south, it is evident that the 2.4 acre size and design of the proposed initial development is sufficient to stand on its own, and will meet the Federal Government criteria of acting as a significant catalyst for the redevelopment of the area.

The main issue to be resolved without further delay is the site consolidation, which requires the following actions by City Council and Senior Governments:

- (a) Agreement to purchase the Field's and B. C. Hydro properties with Federal Government funding out of park funds.  
Within the next week, the Federal Government will forward an agreement that has been drawn up for approval by the City and will include permission to purchase the two sites out of Urban Demonstration Funds.
- (b) Reconfirmation by the City to close the Pender/Keefer Diversion and agreement by the City to utilize portions of, or the entire Keefer Street road allowance, between Carrall and Columbia, subject to adequate provision being made for existing and future utilities and furthermore, subject to completion of all components of the South Bypass.

#### 9. RECOMMENDATIONS

The Director of Planning recommends:

- A. THAT Council approve in principle the design concept plan (see Appendix 'A') for the integrated Chinese Cultural Centre complex and Chinese Garden/Park project, and the use of the City-owned lands and street allowances for community centre and park purposes, subject to the total park and land acquisition costs being within the \$1.5 million budget available
- B. THAT in order to formalize the Federal Government's contribution of \$1.5 million to the East False Creek Garden/Park project under the Urban Demonstration Program, the Director of Legal Services be authorized to complete a legal agreement with the Ministry of State for Urban Affairs for this project as previously detailed in the report, including the use of these funds for land acquisition purposes.
- C. THAT the Supervisor of Properties negotiate further for their purchase by the City, subject to the federal funds being made available, with a report back to be made on the actual costs involved.
- D. THAT the City Engineer report back on the overall status of the South Bypass project.

- E. THAT the Director of Planning be instructed to report back on the formation and terms of reference of a Technical Steering Committee to include representatives from all concerned parties and affected City Departments.

CC 63-MLH-75

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 668

REPORT TO COUNCIL

I

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

MARCH 30, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, March 30, 1978, at 3:30 p.m., in the No. 3 Committee Room, Third Floor, City Hall.

PRESENT:      Alderman Brown, Chairman  
                       Alderman Gerard  
                       Alderman Gibson  
                       Alderman Marzari

ABSENT :      Alderman Puil

CLERK :        G. Barden

RECOMMENDATION

1. Greater Vancouver Convention and  
Visitors' Bureau - 1978 Grant Request

The Committee considered the attached Manager's Report dated February 3, 1978 on the Greater Vancouver Convention and Visitors' Bureau's 1978 grant request for \$149,600 to help defray the costs of their program related to "the servicing of visitors".

Mr. Hugh Main, General Manager, together with Mr. J. Syrett, President, and Mrs. A. Symington, Accountant, Greater Vancouver Convention and Visitors' Bureau, spoke to their request and noted that the Bureau had restricted its request to a marginal amount over the 1977 allocation, reflecting the Bureau's strong endorsement of Council's stated objective of monetary restriction in 1978. The modest increase in funding requested relates solely to the non-discretionary inflation induced increase in the cost of "servicing visitors" to Vancouver.

The Committee questioned a surplus of funds noted in the Bureau's statement and Mr. Main stated that the surplus will only carry the Bureau for three months and is reserved to protect the staff.

Following discussion, it was

RECOMMENDED

THAT City Council approve an increase in the City's 1978 grant to the Greater Vancouver Convention and Visitors' Bureau of 6% over the 1977 grant of \$137,000, being \$8,220.

2. Grandview Youth Project

The Committee considered the attached Manager's Report dated March 20, 1978, wherein the Superintendent of Parks reported on his request for funding in the amount of \$27,372 for 1978 to allow the Grandview Youth Project to continue operating at its present level, the funding to be added as basic to the present recreation program of the Park Board.

Mr. Gordon Lindall, Recreation Coordinator, and Mr. Brian Lorabee, Project Coordinator, Trout Lake Community Centre, advised that the Youth Project has been in effect for about four years and they dealt with approximately 200 children between the ages of

cont'd.....

Report to Council  
Standing Committee of Council  
on Finance and Administration  
March 30, 1978 . . . . . (I-2)

Clause #2 continued:

9 and 14 last year with behaviour problems. Their goal is to discourage and arrest delinquent behaviour in children. The program has continued in the Cedar Cottage/Grandview area because these areas contained a larger number of children between 9 and 14 years of age than in other two areas combined, and have the first and second largest number of single parent family. Also they have received a strong response for the continuation of the program from schools, the police, the community and parents of the children in the program. The School Board has been involved in selecting children for the program and have extended rent free space.

The Committee discussed the program and felt that it should not become a permanent addition to the one area but should be included in the Park Board program and be moved to different areas as the need arises. The youth workers agreed the program should remain very flexible in this regard.

Following further discussion, it was

RECOMMENDED

- A. THAT consideration of this matter be deferred until the budget review of the Park Board is carried out by the Finance Committee.
- B. THAT the program be authorized to continue until that time.

The meeting adjourned at approximately 4:45 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 168

# DISTRIBUTED MONDAY

REPORT TO COUNCIL

III

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

April 6, 1978

A meeting of the Standing Committee of Council on Finance and Administration was held on Thursday, April 6, 1978, in the No. 3 Committee Room at approximately 3:30 p.m.

PRESENT: Alderman Brown (Chairman)  
 Alderman Gerard  
 Alderman Gibson (absent April 4th)  
 Alderman Marzari  
 Alderman Puil (absent April 4th)  
 Mayor Volrich (absent April 4th & 5th)

ALSO

PRESENT: Alderman Ford

CLERK: G. Barden

RECOMMENDATION

1. 1978 Operating Budget Estimates

On January 26, 1978, the Finance Committee approved a procedure to broaden the scope of the budget review process which would allow the Committee to review selected departmental budgets in some detail. The Finance Committee scheduled four meetings from April 3 to 6, 1978, to review the budgets with department heads involved and consider each department's budget package as set out in detail by the Budget Review Committee. The Committee agreed to review all of the budget appeals first and make final recommendations on Thursday, April 6, 1978.

The Finance Committee reviewed Departmental budgets with the following departments:

Personnel Services Department  
 Law Department  
 General Government (Mayor & Council, City Manager & Equal Opportunity Officer)  
 Vancouver Emergency Program  
 City Clerk & Archives  
 Health Department  
 Finance Department  
 Library Board  
 Engineering Department  
 Planning Department  
 Britannia Community Services Centre  
 Social Planning Department  
 Park Board  
 Fire Department  
 Permits & Licenses Department  
 Police Department  
 Civic Theatres.

The following issues were raised during the budget reviews:

Mayor's Office

The Mayor requested that the Mayor's discretionary fund be increased from \$21,000 to \$24,000 to lease an automobile.

It was

cont'd....

Report of Standing Committee on  
Finance & Administration, April 6, 1973 . . . . . 2

Clause No. 1 continued

RECOMMENDED

THAT an account in the amount of \$3,000 be added to  
the Mayor's Office for leasing of an automobile.

Health Department

The Committee discussed the unsatisfactory financial recovery from the Provincial Government for health programs. The Health Department has been requested to prepare reports providing further information on certain of the programs and a proposed brief to the Provincial Government requesting an increase in funding for public health services.

Reductions in the services provided to the School Board by the Health Department are taking place as a result of declining enrollment. Consideration of reductions in other areas is deferred pending the receipt of further reports which have been requested from the Health Department.

The Committee felt any decisions on the above matters should await the brief being submitted to the Provincial Government.

Finance Department

The Finance Department had no appeals, however, the Director of Finance reported that the deadline for his report on 'Budget Cuts Likely' and 'Budget Cuts a Possibility' will have to be adjusted because of the Analysts' and Programmers' time being used up by the 1978 wage negotiation changes to the payroll.

Library Board

The Committee requested the Library Board to speak to the following issues:

- fines for late books
- bindery equipment
- the G.V.L.F. funds - why they are not integrated with City funds and accounted for.

The Library Board advised they will be reporting on fines for late books by June, 1978, a report on bindery equipment will be submitted to the Committee at the end of 1978, and a major report will be included in the Library Board's forthcoming departmental review on the G.V.L.F. funds.

Engineering Department

The City Engineer advised that the 1% cut recommended by the Review Committee would clearly mean a reduction in program and the Review Committee recommended that the City Engineer be requested to report back on ways of doing this which will have minimum long term impact on the operations of the City, and on a time schedule for implementation.

Other issues discussed with the City Engineer were:

- high maintenance costs of reflecting glass panels on the Laurel land bridge
- maintenance of sidewalks
- studies on residential parking and school and playground crossings.

The City Engineer was requested to investigate and report on the foregoing issues.

cont'd....

Report of Standing Committee on  
Finance & Administration, April 6, 1978 . . . . . 3

Clause No. 1 continued

Planning Department

The Committee discussed the matter of attendance of planners at meetings outside of regular working hours. The Director of Planning reported that this matter is under review with the Unions regarding the use of flex time to reduce the amount of overtime.

The Director of Planning was requested to report back on efficiencies or other proposals where the amount of overtime worked could be reduced.

Britannia Community Services Centre

Representatives of the Britannia Community Services Centre Society spoke to their budget needs and advised they were not appealing any of the Budget Review Committee's recommendations. Mr. K.M. Warner, Maintenance Superintendent, Vancouver School Board, advised that a review of Britannia's plant maintenance, which is done by the School Board, has just been completed and an additional \$19,000 will be required to keep their plant in a safe operating condition.

The Finance Committee agreed that the Britannia Society should review this matter with the School Board and submit a report to the Finance Committee through the City Manager.

Social Planning Department

The Committee discussed the suggested 5% cut in the Social Planning Department budget. The Director of Social Planning submitted a report as follows:

<u>"PROGRAM</u>	<u>1977 APPROVED</u>	<u>1978 APPROVED</u>	<u>CUT</u>
POSER	\$39,600	35,000	4,000
RESER	29,000	26,000	3,000
INFORMATION SERVICES	7,000	6,000	1,000
ARTISTS GALLERY	15,998	6,168	9,830
	(7,542)		
			18,430
In addition \$2,000 can be cut from the 1978 budget item "Income Tax Services". I have not authorized the expenditure of these funds			2,000
		TOTAL:	\$20,430

Also there are discussions to reshuffle and relocate East Wing Departments. If these changes occur I estimate we can save another \$5,500 by bringing Urban Reader staff to City Hall from rented space on Broadway \$5,500

The Social Planning Department is not appealing any 1978 budget items. It is Departmental policy not to pay staff overtime so no funds are available for this source. Social Planning does not request additional staff as our programs expand and our responsibilities increase.

I have reviewed our 1978 budget at some length and can find no other items to decrease without serious disruption of day-to-day business.

Following discussion, it was agreed that a reduction should be made in the Urban Reader budget.

cont'd....

Report of Standing Committee on  
Finance & Administration, April 6, 1978 . . . . . 4

Clause No. 1 continued

Park Board

Alderman Brown advised that her daughter had worked, and probably will work again, in the Children's Zoo and questioned a conflict of interests in discussing the Park Board operations.

It was

RECOMMENDED

THAT no conflict of interests be recognized.

The Committee discussed the following issues with the Park Board:

- establishing an upper limit to the budget for VanDusen Gardens
  - centralizing transportation for the aged and handicapped programme
  - the elimination of the waterski program
  - staffing for problem youth programmes at Strathcona/Thunderbird/Grandview
  - increase in rates at Burrard Bridge Civic Marina
  - Templeton Pool - operating costs and hours of operation.
- - - - -

Following review of all the departmental budgets, the Committee reviewed all the appeals presented (see Appendix I for summary of all the appeals presented) and took action as follows:

RECOMMENDED

THAT the appeal of the Health Department for \$4,065 for a electrophoresis system for block strain identification be approved.

The remaining items appealed by departments were not granted.

The Committee took action on issues that were raised during the reviews as follows:

Provincial Cost-Sharing for  
Public Health Programs

It was

RECOMMENDED

THAT the City Council meet with the School Board to discuss Provincial/School Board/City cost-sharing for school related health programs.

RECOMMENDED

THAT the City Manager submit a draft brief to Council, as a matter of urgency, on revised City/Provincial cost-sharing for Public Health Programs.

cont'd....

Report of Standing Committee on  
Finance and Administration, April 6, 1978 . . . . . 5

Clause No. 1 continued

Vancouver Public Library

It was

RECOMMENDED

THAT the Library Board report on the fines for late books by the end of June, 1978.

RECOMMENDED

THAT the Library Board report on bindery operation staffing and location by the end of 1978.

RECOMMENDED

THAT the Library Board include as a major report in their forthcoming departmental review the City/G.V.L.F. relationship.

Britannia Community Services  
Centre Society

It was

RECOMMENDED

THAT the Britannia Community Services Centre Society, in conjunction with Mr. Art Langley, report on the late request of the School Board for funding for maintenance at the Britannia Community Services Centre by the School Board.

Social Planning Department

It was

RECOMMENDED

THAT the Director of Social Planning report back to the Finance and Administration Committee on reducing by \$10,000 the Urban Reader budget, over an 18 month period.

Park Board

It was

RECOMMENDED

THAT the program for waterski training be deleted.

RECOMMENDED

THAT the Park Board report to the City Manager on centralizing efficiencies for the program transportation for the aged and handicapped.

cont'd....

Report of Standing Committee on  
Finance & Administration, April 6, 1978 . . . . . 6

**Clause No. 1 continued**

## **Grandview, Strathcona, Thunderbird Community Recreation Workers**

Mr. Larry Oliver, North Area Recreation Manager, Park Board, stated that the Community Recreation Youth Worker projects are a very important part of recreation and they would like an opportunity to make reductions in other parts of their operations and keep the three projects.

Following discussion, it was

**RECOMMENDED**

THAT since the Community Recreation Youth Worker positions are considered to be a high priority with the Recreation Division, the three positions be established on a permanent basis, providing that a separate account is established in the Park Board budget for the three positions and the funds be provided from Contingency Reserve and are returned to Contingency Reserve when the Park Board budget is revised at the September review.

## **Sub-Committee Reports on Budget Reductions**

The Committee discussed the Sub-Committee reports on budget reductions and following discussion, took action as follows:

**RECOMMENDED**

- A. THAT Council seek reductions in programs to reduce costs to the taxpayer.
  - B. THAT the percentage reductions recommended by the Sub-Committee be endorsed as targets.
  - C. THAT the Departments/Banks be required to report back within two months with several alternatives to achieve these reductions in basic program.
  - D. THAT such reductions to be achieved approximately 1/3 in 1978, and fully in 1979, with 1978 adjustments to be made in the September budget review, and 1979 reductions in the normal 1979 budget process. (With the exception of the time frame for Social Planning Department).

**RECOMMENDED**

THAT the report from the Sub-Committee on Budget Reductions be approved after amendment and in accordance with the report attached and listed as Appendix II.

— — — — —

The Committee considered the U.S. Exchange Reserve, the Supplementary Capital and increasing the general purposes tax levy to assist the City's borrowing program as recommended by the Director of Finance in the Manager's Report dated March 28, 1978.

Following discussion, it was

cont'd:....

Report of Standing Committee on  
Finance & Administration, April 6, 1978 . . . . . 7

Clause No. 1 continued

RECOMMENDED

THAT the adjustments made by the City Manager and Director of Finance during budget reviews be approved, including:

- (a) \$500,000 for the U.S. Exchange Reserve
- (b) The Supplementary Capital Budget be set at \$8,253,000 plus \$160,000 carried forward from 1977
- (c) \$2.0 million be placed in a special reserve for assisting the City's borrowing program to be reported on in detail by the Director of Finance.

(Note: Copies of all detailed reports on file  
in the City Clerk's Office.)

- - - - -

The meeting adjourned at approximately 6:50 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 68 669

706  
II(i)

**DISTRIBUTED MONDAY**  
MANAGER'S REPORT

April 10, 1978

TO: Vancouver City Council  
SUBJECT: 1978 Revenue Budget  
CLASSIFICATION: Recommendation

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The Director of Finance has submitted the following report.

"During the week of April 3 - 7 Finance Committee, in four lengthy meetings, considered the final wrap-up details for the 1978 Revenue Budget, including a comprehensive review of each departmental budget.

It is our hope to present the final budget report and the rating bylaw for Council action on April 18 and therefore the Finance Committee recommendations resulting from their meetings on April 3, 4, 5 and 6 are being presented to Council April 11th along with the three major items that the Finance Committee dealt with, for final consideration and action.

The detailed recommendations, excluding the three major items, are before Council this day and from the point of view of budget adjustments, are minor and therefore any effect on the budget as before Council can be reflected through Contingency Reserve.

The three major items dealt with by Finance Committee are as follows:

1. A recommendation of the City Manager and Director of Finance that \$500,000 be included in the budget for a portion of the approximately \$800,000 in U. S. exchange charges that would otherwise be wholly provided by the U.S. exchange reserve this year, a need caused by the decline in the Canadian dollar with respect to the U. S. dollar. The Finance Committee approved this recommendation and it is hoped that Council will also approve it.
2. The Finance Committee did not approve the Director of Finance's recommendation that \$1.1 million be added to the Revenue Budget for the purpose of increasing the funds available for the 1978 Supplementary Capital Budget. This is subject to Council confirmation, and it is suggested that members of Council consider all the potential demands on the Supplementary Capital Budget before deciding on this item.
3. The Director of Finance and City Manager recommended that the Finance Committee approve including \$2 million in the 1978 Revenue Budget for the specific purpose of establishing a new reserve or fund for the purpose of assisting the City's borrowing program, specifically for the purpose of reducing the amount of external borrowing. The Finance Committee approved this recommendation by a three to two vote but because of the nature and contentiousness of the recommendation and the fact that it does involve adding \$2 million to the tax levy, it will naturally be discussed and finally decided in full Council.

Financial Effect on the Tax Levy of the Above Three Items

To put these items in perspective, if it is assumed that the first two actions of the Committee, approving the \$500,000 U. S. exchange item and rejecting the \$1.1 million Supplementary Capital Budget additional provision, stand, then the 1978 tax levy would be \$1.1 million lower than last year, ignoring the taxes on new construction. This represents a 1.3% decrease in the property tax levy for general purposes.

If Council approves the \$2 million for eliminating external borrowing, then the tax levy increase would be \$900,000, representing a 1.1% tax increase.

### Explanation of the Recommendation for the \$2 million Special Fund

Over the six year period 1976 - 1981, the City's capital programs do or will call for borrowing approximately \$75 million, for sewers, waterworks, and the Engineering portion of the five-year program (1977-1981). In addition, it can be expected that approximately \$55 million of capital work will be done with funds provided by the revenue budget (Supplementary Capital Budgets).

If the economy continues to move along in much the same way that it has for the past several years, it can be expected that borrowed funds are going to be expensive, as they are right now and have been for several years. At this point in time, the City would have to pay approximately 10% in the Canadian market for twenty year money. At this time, it would be more sensible to borrow on a ten year basis and perhaps pay 9%. This results in heavier debt charges because you are repaying the loan in ten years rather than twenty years, but is partially offset by the lower interest rates.

It is my recommendation, supported by the City Manager, that the City should shift further towards pay-as-you-go capital programs. The City has shifted in that direction, both by design and by force of circumstances, the latter being evidenced by the failure of the Parks component in the five-year capital plan. Such a shift has to be quite gradual as the City completely lacks the resources to immediately convert from a borrowing to a pay-as-you-go capital philosophy.

In addition to the above consideration, we are becoming somewhat concerned regarding the future of the Canadian economy. For the sake of simplicity, we can consider three different scenarios, as follows:

#### 1. Continuation of the Present Circumstances

This would indicate inflation remaining in the six to ten percent area and interest rates for long term money in the eight to eleven percent range. Continuation of this sort of framework suggests that the City can afford its proposed borrowing program without a severely worsening effect on the taxpayers. Even in this scenario, the City Manager and I would still recommend a further gradual shift to more pay-as-you-go, in order to improve the City's financial position and the future debt burden on the City's taxpayers.

#### 2. Much Worse and Accelerating Inflation

This scenario assumes that inflation gets out of control. Should this happen it can be expected that funds for lending will not be available under almost any acceptable circumstances and in fact such a scenario would presumably lead to a complete economic collapse. We do not expect any such scenario to occur and neither is there any expectation in the outside world that this will occur, primarily because governments have demonstrated their willingness to impose strong controls on the economy.

#### 3. Deflationary Circumstances

This assumes that inflation rates drop severely and quite possibly the economy becomes deflationary. Revenues would either stabilize or drop depending on how bad the circumstances were but people and organizations who have been borrowing would be left saddled with high interest cost debt for many years at a time when new funds would presumably be in plentiful supply at much lower interest rates, perhaps in the 3-4% area.

We are starting to see projections and thinking along the lines of scenario 3. Historically, predictions as to what is going to happen to the economy have been unreliable, so I am not predicting that we are actually headed for scenario 3. However, some experts are starting to predict this and it behooves the City to recognize this possibility.

With these potential scenarios in mind, I tried to develop a concept that would,

1. be beneficial to the taxpayers if scenario 1 holds.
2. provide some protection to the taxpayers if scenario 3 occurs.
3. contain some degree of further shift to pay-as-you-go or provide the means for this shift in the future.
4. possibly give us the opportunity of obtaining Sewerage Facilities Assistance Act grants from the Province, where we have not been able to in the past, and where to be enabled to in the future, we must make a bad financial decision.

#### How the Fund Would Work

Of the \$75 million of debenture financing that the City can expect to do between 1976 and 1981, approximately \$35 million represents sewer debentures. These sewer debentures are actually a mixture of sanitary sewer and pollution control items and storm sewer items. The only debentures that can generate Sewerage Facilities Assistance Act grants are those debentures sold to finance sanitary sewerage and pollution control projects. This category represents approximately 65% of the \$35 million. The Act allows the Province to reimburse the municipality for 75% of the debt charges related to the sanitary sewerage and pollution control function that is in excess of 3 mills of the tax levy. The City, to date, has not been able to obtain these grants because we have been below the limit. This does not mean we will be staying below the limit, because our sewer borrowing program is quite high.

If we are to have any chance of getting these grants, the Act provides that these particular debentures must be financed on a twenty year basis. In today's capital markets, that happens to be a bad financial decision, and yet, for the Province to protect itself against municipalities selling very short term debentures, and claiming huge grants, the Province is quite justified in putting the twenty-year requirement on the grants. Right now, one to ten year serial debentures (that is the principal to be paid over ten years rather than twenty years), ends up costing the taxpayers \$1 million less over the time period per \$1 million borrowed, compared to the twenty year financing. If I was recommending a debenture issue to Council at this particular point in time, I would have to recommend the one to ten year serial debentures. The debt charges pattern in the revenue budget, assuming continuation of present economic circumstances, can be accepted.

If the Facilities Financing Fund was in existence, it would be my intention to sell to that Fund the City's twenty year debentures for the sanitary sewer and pollution control purposes, that I would otherwise sell in the marketplace. In this way, the necessity of having to make a bad financial decision would not result in that extra and high interest being paid to an outside lender, but instead it would be paid back into the City, in the form of this Fund. In effect, that high interest rate comes right back into the hands of the taxpayers, albeit for future benefit. Also, of course, as the interest and principal comes back into the Fund it would be available to buy further sewer and pollution control debentures, with a compounding effect that would expand the usefulness of the Fund.

The debentures would also be "callable", that is structured such that they could be paid off by the City at any time - something that I cannot sell in the market place. The City has no "callable" debentures out in the marketplace and the marketplace will not accept the borrower being in the position of being able to pay off his debentures and replace them with lower interest rate debentures, should interest rates drop. In other words, the lender wishes to protect the high interest rate he is getting.

If scenario 3 - the deflationary economic circumstances - occurs, we would then probably find that we would wish to reduce the revenue budget as much as possible because we would likely find our revenues either decreasing or at best stable. With the Fund we would be in the position that we could suddenly cancel out those sewer and pollution control bonds, eliminate the Fund, and eliminate the corresponding debt charges in the revenue budget. In effect, we would eliminate the debt, the Fund and the debt charges and suddenly that debt would have been converted from borrowed financing to pay-as-you-go.

How much assistance this would be to the revenue budget would, of course, depend on how large the Fund was at the time such an action was taken.

Attached as Appendix I, a diagram is presented which attempts to describe in pictorial form how the Fund would work.

#### Additional Sources of Funds for the Fund

I will be recommending in the specific report that asks Council to establish this special Fund, that other City resources be also moved to this Fund. This will require me to review in depth all possible available funds. At the present moment, I anticipate that it will be possible to transfer the Debt Charges Equalization Fund to this new Fund (\$3 million). Under the best of circumstances I do not anticipate the City being able to finance all of the sanitary sewer and pollution control debentures through this Fund as this would require approximately \$6 - \$7 million right now and an additional \$3 million per year. Even financing a portion of our capital expenditures in this manner will be a benefit to future taxpayers and will strengthen the City's financial resources and reputation.

#### Recommendation

I therefore RECOMMEND that \$2 million be added to the 1978 Real Property General Purposes Tax Levy, resulting in a \$900,000 tax increase (1.1%) over the 1977 level, for the specific purpose of providing funds for the above described Fund."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 68d669